



283 acres/114 hectares

183-A .7 mile/1.1 km west

Utilities

Greenfield

Zoning - Single Family Suburban

Mr. Preston Carlton
Preston Carlton Real Estate Services
1403 North Bell Blvd
Cedar Park TX 78613
(512) 259-5200 phone
(512) 259-5205 facs
preston@carltoncompanies.com
www.carltoncompanies.com



Property				
Total Acreage: 283 acres/114 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 313, Sec. N, P, Q, S, T, U		
Location				
City: Leander		County: Williamson		
Address/Directions: Numerous parcels of land located in-and-along CR 269 (future realigned FM 2243), Ronald W. Reagan Blvd. (Parmer Lane) and FM 2243				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: .7 mile/1.1 km		Type of Zoning: Single Family Suburban		
Distance to Interstate Highways: 9 miles/14.5 km				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Good		Dimensions: 3,069 x 2,554 feet/935 x 778 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Accessible via over 7,000 feet (2,134 meters) of frontage on CR 269, Ronald Reagan Blvd./Parmer Lane and FM 2243		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Commercial, Retail and Residential		
Deed Restriction(s): Yes		Covenants: Yes		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 2 & 4 inch/5.1 & 10.2 cm two miles/3.2 km west Pressure: 65 psi/448 kilopascals		Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm two miles/3.2 km west
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041		Facs: (512) 268-0328 Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 8 inch/20.3 cm		Pressure: Intermediate Pressure on Crystal Falls Pkwy. at Leander High School approximately two miles/3.2 km west to first #10 location
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424		Facs: (512) 870-4475 and/or (979) 595-2445 Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709		Facs: (512) 746-5807 Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Preston Carlton		Phone: (512) 259-5200		Facs: (512) 259-5205 Email: preston@carltoncompanies.com Web Site: www.carltoncompanies.com
Sales Price: Not Applicable		Lease Price: Not Applicable		
Comments: This site is located on FM 2243 and the proposed re-alignment of FM 2243 (two major east-west corridors) and Ronald W. Reagan Blvd./Parmer Lane (a principal north-south corridor). The Mahendru property is situated for the community's growth.				